

MORRIS COUNTY
APPRAISAL DISTRICT

COMMERCIAL

VALUATION GUIDE

MORRIS COUNTY APPRAISAL DISTRICT COMMERCIAL VALUATION

The cost per square foot was worked up by several methods and is applied through mass appraisal by classification.

Sources used were the original class set-up worked up by an outside appraisal firm, building cost of different types of commercial buildings, sales data, and backed up with the Marshall-Swift Commercial manual.

In using the Marshall-Swift manual, an 88% Dallas cost multiplier is used, then for the Morris County area a 75% local cost multiplier is applied to each category. This brings the valuations in line with sales and cost data related to the Morris County area.

Note- The statewide multiplier ranges from .88 to .89 and in the Longview area ranges from .88 to .91.

MORRIS COUNTY APPRAISAL DISTRICT
COMMERCIAL COST GUIDE

| <u>SHEET #</u> | <u>CODE LETTER & DESCRIPTION</u> |
|----------------|--|
| 1 | A - Auto sales & service – showroom/office/sales |
| 2 | AG - Auto service center – garage & shop area |
| 5 | B - Banks/Savings & Loans |
| 5a | CW - Car wash & machinery – CW/CWE/CWV |
| 6 | C - Clinic |
| 7 | DC - Daycare |
| 8 | F - Fraternal |
| 9 | FH - Funeral Homes |
| 10 | G - Grocery |
| 12 | MH(H)- Hotels/Motels |
| 20 | I - Industrial/Commercial warehouse type buildings |
| 13 | L - Laundromats |
| 14 | NH - Nursing Homes |
| 15 | O - Office |
| 16 | R - Restaurants/Fast Food |
| 17 | S - Stores – Retail/Discount/Department |
| 4 | SB - Service stations with bay |
| 18 | SC - Shopping center |
| 11 | SM - Supermarket |
| 3 | SS - Service stations without bay |
| 19 | TH - Theater/Drive-In |
| 21 | W - Warehouse |

MORRIS COUNTY APPRAISAL DISTRICT
COMMERCIAL BUILDING CONSTRUCTION CLASSES

Class 1 – Fire Resistive

(Including heavy non-combustible) – Buildings with frame of heavy structural steel or reinforced concrete; walls of brick, concrete or other masonry, including glass or preformed metal panels; floors and roof of concrete or equivalent material.

Class 2 – Brick

Buildings with walls of brick, concrete block, other masonry or concrete; floors of wood or concrete slab on ground; roof of wood or light metal.

Class 3 – Frame

(Including light non-combustible) – Buildings with walls of wood, masonry veneer on wood or metal; floors of wood; roof of wood or metal.

QUALITY OF CONSTRUCTION

Low Quality

Buildings in this group are constructed to meet a need for space or to provide income with the lowest possible investment. Basic in design and lacking in decorative features, their overall appearance reflects little concern for aesthetics. Interiors, partitioning, plumbing and electrical fixtures are minimal and low in cost.

Average Quality

Buildings are constructed to meet good building codes and designed for maximum economic return on investment. Most common in average communities, their appearance reflects a slight effort to make the building attractive beyond functional design.

Good Quality

Buildings are constructed to meet good building codes and are designed to reflect pride of ownership or occupancy. There is more ornamentation on the exterior, and interiors are designed for aesthetics as well as function. Lighting, heating, ventilating and air conditioning are usually better.

Excellent Quality

Buildings are constructed for prestige purposes. Owners or occupants wish to present a particular image and are willing to bear the additional cost. Materials and workmanship are of the best quality and there are many expensive plumbing and electrical fixtures

NOTE: The majority of typical pre-engineered all metal type buildings should be classed in the Class 3 category of our commercial pricing guide. Larger metal buildings can be considered in the Class 2 category if weight and thickness warrant the step up in class category.

AUTO SALES & SERVICE CENTER
SHOWROOM/OFFICE/SALES

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 30.20 | A1L | 28.26 | A2L | 27.34 | A3L |
| LOW-AVG | 41.50 | A1LA | 35.97 | A2LA | 34.00 | A3LA |
| AVERAGE | 44.29 | A1A | 42.06 | A2A | 40.95 | A3A |
| AVG-GOOD | 52.99 | A1AG | 50.64 | A2AG | 45.47 | A3AG |
| GOOD | 61.69 | A1G | 59.22 | A2G | 57.99 | A3G |
| EXCELLENT | 88.07 | A1E | 85.68 | A2E | 0.00 | |

2009

DEVIATIONS:

No air conditioning

Asphalt paving

Concrete paving

Chain link fence

AUTO SERVICE CENTER
GARAGE AREA – SHOP AREA

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|-------|---------|-------|---------|-------|
| LOW | 20.58 | AG1L | 18.68 | AG2L | 17.26 | AG3L |
| LOW-AVG | 24.44 | AG1LA | 22.04 | AG2LA | 20.51 | AG3LA |
| AVERAGE | 28.31 | AG1A | 25.40 | AG2A | 23.76 | AG3A |
| AVG-GOOD | 33.72 | AG1AG | 30.04 | AG2AG | 28.32 | AG3AG |
| GOOD | 39.14 | AG1G | 34.69 | AG2G | 32.88 | AG3G |
| EXCELLENT | 55.56 | AG1E | 0.00 | | 0.00 | |

2009

DEVIATIONS:

SERVICE STATION
WITHOUT BAY

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 23.25 | SS1L | 17.02 | SS2L | 14.85 | SS3L |
| AVERAGE | 33.02 | SS1A | 24.61 | SS2A | 19.35 | SS3A |
| GOOD | 44.18 | SS1G | 34.04 | SS2G | 25.43 | SS3G |
| EXCELLENT | | SS1E | | SS2E | | SS3E |

DEVIATIONS:

Canopy

Bays

Air conditioning

Asphalt paving

Concrete paving

SERVICE STATION WITH BAY

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 25.25 | SB1L | 19.02 | SB2L | 16.85 | SB3L |
| AVERAGE | 35.02 | SB1A | 26.61 | SB2A | 21.35 | SB3A |
| GOOD | 46.18 | SB1G | 36.04 | SB2G | 27.43 | SB3G |
| EXCELLENT | | | | | | |

DEVIATIONS:

Canopy

Air conditioning

Asphalt paving

Concrete paving

SERVICE STATION WITHOUT BAYS

| Ground Floor Area | Concrete Block | Stucco on Concrete Block | Aluminum Facing on Concrete Block | Galvanized Steel Insulated Sandwich Panels (Steel Frame) | Aluminum Insulated Sandwich Panels (Steel Frame) | Face Brick with Concrete Block Back-up | Porcelain Enamel Panel on Concrete Block |
|----------------------|-------------------|--------------------------------|--|---|--|--|--|
| Sq. Ft. | #1 | #2 | #3 | #4 | #5 | #6 | #7 |
| 600 | 39.87 | 42.65 | 43.24 | 43.59 | 44.24 | 47.84 | 48.90 |
| 900 | 36.08 | 38.36 | 38.85 | 39.14 | 39.68 | 42.64 | 43.52 |
| 1200 | 34.34 | 36.40 | 36.84 | 37.10 | 37.59 | 40.27 | 41.06 |
| 1500 | 33.24 | 35.17 | 35.57 | 35.82 | 36.27 | 38.77 | 39.50 |
| 1800 | 32.44 | 34.26 | 34.64 | 34.88 | 35.30 | 37.66 | 38.36 |
| 2100 | 31.45 | 33.14 | 33.50 | 33.71 | 34.11 | 36.31 | 36.95 |
| 2500 | 30.47 | 32.04 | 32.37 | 32.57 | 32.94 | 34.97 | 35.57 |
| 3000 | 29.73 | 31.20 | 31.51 | 31.70 | 32.04 | 33.95 | 34.52 |

SERVICE STATION WITH BAYS

| Ground Floor Area | Wood Siding on Wood Stud Frame | Concrete Block | Stucco on Concrete Block | Galvanized Steel Insulated Sandwich Panels (Steel Frame) | Aluminum Insulated Sandwich Panels (Steel Frame) | Porcelain Steel Insulated Sandwich Panels (Steel Frame) | Face Brick with Concrete Block Back-up |
|-------------------|--------------------------------|----------------|--------------------------|--|--|---|--|
| Sq. Ft. | #1 | #2 | #3 | #4 | #5 | #6 | #7 |
| 300 | 44.32 | 48.15 | 48.63 | 52.41 | 52.99 | 53.81 | 54.57 |
| 400 | 41.13 | 44.43 | 44.84 | 48.22 | 48.72 | 49.42 | 49.95 |
| 500 | 39.35 | 42.35 | 42.73 | 45.88 | 46.34 | 46.97 | 47.37 |
| 600 | 37.60 | 40.30 | 40.64 | 43.58 | 43.99 | 44.56 | 44.83 |
| 800 | 35.54 | 37.90 | 38.19 | 40.86 | 41.22 | 41.72 | 41.84 |
| 1000 | 34.11 | 36.22 | 36.49 | 38.98 | 39.30 | 39.75 | 39.76 |
| 1200 | 32.94 | 34.86 | 35.10 | 37.44 | 37.73 | 38.14 | 38.07 |
| 1500 | 31.76 | 33.47 | 33.69 | 35.88 | 36.14 | 36.51 | 36.35 |

BANKS – SAVINGS & LOANS

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 69.04 | B1L | 63.02 | B2L | 54.14 | B3L |
| LOW-AVG | 80.18 | B1LA | 74.18 | B2LA | 65.18 | B3LA |
| AVERAGE | 92.41 | B1A | 84.54 | B2A | 73.95 | B3A |
| AVG-GOOD | 109.18 | B1AG | 95.10 | B2AG | 90.10 | B3AG |
| GOOD | 127.33 | B1G | 118.27 | B2AG | 100.91 | B3G |
| EXCELLENT | 174.81 | B1E | 163.62 | B2E | | B3E |

2009

DEVIATIONS:

Asphalt paving/Concrete paving

Drive-thru units

Pictures:

R-11616 B2L

R-3562 B2G

CAR WASH

| CLASS 2 | AVERAGE | | |
|--------------------------|-------------|--|------|
| MASONRY WALLS | STEEL ROOF | | CODE |
| <u>BAY AREA</u> | | | |
| Slab (includes plumbing) | 1.75 | | |
| Walls / roof | <u>9.75</u> | | |
| TOTAL | 11.50 | | CWB |
| Equipment room | 13.50 | | CWE |
| Vacuum shed | 5.50 | | CWV |
| <u>PARKING AREA</u> | | | |
| Concrete | .75 | | |
| Asphalt | .35 | | |

These per square foot prices are based on cost prices with economic and sales data built into the unit price.

CLINIC

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 58.83 | C1L | 40.13 | C2L | 37.24 | C3L |
| LOW-AVG | 68.02 | C1LA | 47.97 | C2LA | 45.28 | C3LA |
| AVERAGE | 77.21 | C1A | 55.81 | C2A | 53.32 | C3A |
| AVG-GOOD | 89.56 | C1AG | 69.68 | C2AG | 65.75 | C3AG |
| GOOD | 101.91 | C1G | 81.56 | C2G | 78.19 | C3G |
| EXCELLENT | 134.07 | C1E | 107.14 | C2E | 80.00 | C3E |

2009

DEVIATIONS:

Asphalt paving/Concrete paving

DAY CARE

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 30.02 | DC1L | 24.61 | DC2L | 19.35 | DC3L |
| AVERAGE | 33.02 | DC1A | 27.37 | DC2A | 24.94 | DC3A |
| GOOD | 40.18 | DC1G | 31.97 | DC2G | 27.13 | DC3G |
| EXCELLENT | | | | | | |

DEVIATIONS:

Canopy

No air conditioning

Asphalt paving/Concrete paving

NO PICTURE

R-8622 DC2G

FRATERNAL

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-------------|---------|------|---------|------|---------|------|
| LOW | 38.88 | F1L | 31.70 | F2L | 25.55 | F3L |
| LOW-AVERAGE | 46.44 | F1LA | 39.12 | F2LA | 32.54 | F3LA |
| AVERAGE | 54.01 | F1A | 46.55 | F2A | 39.52 | F3A |
| AVG-GOOD | 64.28 | F1AG | 56.73 | F2AG | 47.97 | F3AG |
| GOOD | 74.56 | F1G | 66.92 | F2G | 56.42 | F3G |
| EXCELLENT | 99.46 | F1E | | | | |

DEVIATIONS:

Canopy

No air conditioning

Asphalt paving

Concrete paving

FUNERAL HOME

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | | FH1L | 23.56 | FH2L | 20.03 | FH3L |
| AVERAGE | 40.22 | FH1A | 30.82 | FH2A | 26.10 | FH3A |
| GOOD | 52.55 | FH1G | 40.48 | FH2G | 34.20 | FH3G |
| EXCELLENT | | FH1E | | FH2E | | FH3E |

DEVIATIONS:

Asphalt paving
Concrete paving

Picture:

R-12145 (FH1G)

GROCERY

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 36.48 | G1L | 32.67 | G2L | 28.16 | G3L |
| LOW – AVG | 39.50 | G1LA | 35.80 | G2LA | 31.16 | G3LA |
| AVERAGE | 43.35 | G1A | 39.31 | G2A | 35.02 | G3A |
| GOOD | 53.22 | G1G | 48.91 | G2G | 45.07 | G3G |
| EXCELLENT | 63.30 | G1E | 58.71 | G2E | 0.00 | G3E |

NOTE: Freezer vaults, refrigeration units and reach-in doors may belong to lessee and should be assessed as personal property.

2009

DEVIATIONS:

Canopy & walkway

Asphalt paving

No air conditioning

Concrete paving

Picture:

R-11560 (G2L)

CONVENIENT STORE/GAS

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|-------|---------|-------|---------|-------|
| LOW | 32.02 | CG1L | 29.58 | CG2L | 25.14 | CG3L |
| LOW – AVG | 42.02 | CG1LA | 39.58 | CG2LA | 35.14 | CG3LA |
| AVERAGE | 49.16 | CG1A | 45.22 | CG2A | 41.29 | CG3A |
| GOOD | 57.66 | CG1G | 52.99 | CG2G | 48.32 | CG3G |
| EXCELLENT | 67.69 | CG1E | 62.17 | CG2E | 56.65 | CG3E |

NOTE: Freezer vaults, refrigeration units and reach-in doors may belong to lessee and should be assessed as personal property.

2009

DEVIATIONS:

Canopy & walkway

Asphalt paving

No air conditioning

Concrete paving

PICTURES:

R8539 CG1E

R7539 CG2LA

SUPER MARKET

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|-------|---------|-------|---------|-------|
| LOW | 32.95 | SM1L | 29.81 | SM2L | 25.95 | SM3L |
| LOW-AVG | 37.80 | SM1LA | 35.60 | SM2LA | 30.60 | SM3LA |
| AVERAGE | 42.73 | SM1A | 39.35 | SM2A | 35.65 | SM3A |
| GOOD | 54.16 | SM1G | 50.36 | SM2G | 47.25 | SM3G |
| EXCELLENT | 66.57 | SM1E | 63.40 | SM2E | 0.00 | |

2009

DEVIATIONS:

Canopy

No air conditioning

Asphalt paving/Concrete paving

Pictures:

R-8433 SM2E

R-12142 – SM2LA

HOTELS & MOTELS

| | MS-B | | MS-C | | MS-D | |
|-----------|---------|-------|---------|-------|---------|-------|
| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
| LOW | 51.07 | HM1L | 42.53 | HM2L | 40.40 | HM3L |
| AVERAGE | 60.98 | HM1LA | 50.62 | HM2LA | 48.17 | HM3LA |
| GOOD | 70.28 | HM1A | 63.46 | HM2A | 60.65 | HM3A |
| EXCELLENT | 83.65 | HM1G | 76.81 | HM2G | 60.65 | HM3G |

DEVIATIONS:

Canopies or balconies

Swimming pool area

Carports

Asphalt paving

No air conditioning

Sprinkler system

Garages

Concrete paving

Picture:

R-7615-(HM1A)

NOT PICTURED R-5355 (HM3L)

LAUNDROMATS

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|----------|---------|------|---------|------|---------|------|
| LOW | 31.88 | L1L | 26.40 | L2L | 21.35 | L3L |
| LOW-AVG | 35.18 | L1LA | 30.17 | L2LA | 24.32 | L3LA |
| AVERAGE | 38.48 | L1A | 33.95 | L2A | 27.29 | L3A |
| AVG-GOOD | 41.78 | L1AG | 37.24 | L2AG | 30.26 | L3AG |
| GOOD | 45.08 | L1G | 40.54 | L2G | 33.23 | L3G |

2009

DEVIATIONS:

Picture:

R-4638 L3LA

NO PICTURES - R-8355
R-13498

NURSING HOME

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | | NH1L | 26.45 | NH2L | 22.45 | NH3L |
| AVERAGE | 55.57 | NH1A | 33.53 | NH2A | 29.53 | NH3A |
| GOOD | 71.84 | NH1G | 46.60 | NH2G | 38.75 | NH3G |
| EXCELLENT | 80.60 | NH1E | 62.70 | NH2E | 50.65 | NH3E |

DEVIATIONS:

No air conditioning
No sprinkler system
Asphalt paving/Concrete paving
Oxygen

Picture:
R6394 NH2A

OFFICE

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW 1 | 36.80 | O1L1 | 23.74 | O2L1 | 20.8 | O3L1 |
| LOW | 42.80 | O1L | 26.74 | O2L | 24.8 | O3L |
| LOW-AVG | 46.39 | O1LA | 32.74 | O2LA | 29.80 | O3LA |
| AVERAGE | 56.80 | O1A | 44.74 | O2A | 39.80 | O3A |
| AVG-GOOD | 59.80 | O1AG | 45.75 | O2AG | 43.61 | O3AG |
| GOOD | 61.31 | O1G | 51.96 | O2G | 47.43 | O3G |
| GOOD-EXC | 73.87 | O1GE | 60.85 | O2GE | 58.45 | O3GE |
| EXCELLENT | 86.43 | O1E | 76.14 | O2E | 71.48 | O3E |

2009

DEVIATIONS:

Canopies & walkways

No air conditioning

Asphalt paving/Concrete paving

NO PICTURES:

R-9260 O2A

R-9173 O2E

RELIGIOUS / FELLOWSHIP HALLS

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|-------|---------|-------|---------|-------|
| LOW | 31.43 | REL1L | 22.89 | REL2L | 21.85 | REL3L |
| AVERAGE | 44.92 | REL1A | 29.68 | REL2A | 28.24 | REL3A |
| GOOD | 62.66 | REL1G | 42.63 | REL2G | 40.50 | REL3G |
| EXCELLENT | 86.85 | REL1E | | | | |

DEVIATIONS:

Canopies & walkways

No air conditioning

Asphalt paving

Concrete paving

RESTAURANT / FAST FOOD

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 40.04 | R1L | 32.88 | R2L | 27.72 | R3L |
| LOW-AVG | 45.95 | R1LA | 40.14 | R2LA | 31.95 | R3LA |
| AVERAGE | 63.71 | R1A | 55.67 | R2A | 45.00 | R3A |
| GOOD | 82.42 | R1G | 76.36 | R2G | 51.93 | R3G |
| VERY GOOD | 106.78 | R1VG | 101.01 | R2VG | 71.60 | R3VG |
| EXCELLENT | 139.12 | R1E | 130.00 | R2E | 86.24 | R3E |

2009

DEVIATIONS:

Canopy

No air conditioning

Asphalt paving/Concrete paving

Pictures:

R-13645 R2A

R-3568 R2A

STORE
RETAIL/DISCOUNT/DEPARTMENT

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|---------|---------|------|---------|------|---------|------|
| LOW | 23.25 | S1L | 17.02 | S2L | 14.85 | S3L |
| LOW-AVG | 28.13 | S1LA | 20.82 | S2LA | 17.10 | S3LA |
| AVERAGE | 33.02 | S1A | 24.61 | S2A | 19.35 | S3A |
| GOOD | 44.18 | S1G | 34.04 | S2G | 25.43 | S3G |

DEVIATIONS:

Canopy

No air conditioning

Asphalt paving/Concrete paving

Picture:

R-11623 S1G

R-9618 S1G

SHOPPING CENTER

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| CHEAP | 33.02 | SC1C | 20.81 | SC2C | 19.35 | SC3C |
| LOW | 35.86 | SC1L | 32.78 | SC2L | 28.56 | SC3L |
| AVERAGE | 45.28 | SC1A | 42.07 | SC2A | 37.43 | SC3A |
| GOOD | 54.44 | SC1G | 51.16 | SC2G | 44.89 | SC3G |
| EXCELLENT | 0.00 | SC1E | 0.00 | SC2E | 0.00 | SC3E |

2009

DEVIATIONS:

Canopy

Asphalt paving/Concrete paving

Pictures:

R-3731 SC2L

R-8429 SC3L

THEATER / DRIVE-IN

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | | TH1L | 23.69 | TH2L | 20.93 | TH3L |
| AVERAGE | 41.71 | TH1A | 25.50 | TH2A | 23.96 | TH3A |
| GOOD | 46.90 | TH1G | 31.90 | TH2G | 27.96 | TH3G |
| EXCELLENT | | TH1E | | TH2E | | TH3E |

DEVIATIONS:

R-8200

NO PICTURE

INDUSTRIAL / COMMERCIAL WAREHOUSE TYPE BUILDINGS

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW1 | 16.50 | I1L1 | 13.91 | I2L1 | 10.00 | I3L1 |
| LOW | 18.64 | I1L | 16.90 | I2L | 14.28 | I3L |
| LOW-AVG | 21.50 | I1LA | 20.58 | I2LA | 17.88 | I3LA |
| AVERAGE | 25.74 | I1A | 23.64 | I2A | 20.92 | I3A |
| AVG-GOOD | 30.10 | I1AG | 28.18 | I2AG | 25.10 | I3AG |
| GOOD | 35.75 | I1G | 33.26 | I2G | 30.48 | I3G |
| EXCELLENT | 0.00 | I1E | 0.00 | I2E | 0.00 | I3E |

2009

DEVIATIONS:

Dock area

Air conditioning

Dock height foundation – Add 20% to base price per square foot

Manufacturing – Add 25% to base price per square foot

Wall height – Add or deduct 1% of base price per square foot for each foot of height variation
(average height is 14 feet)

Picture:

I3LA - R 5893

WAREHOUSE

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW1 | 14.65 | W1L1 | 11.14 | W2L1 | 8.00 | W3L1 |
| LOW | 15.33 | W1L | 13.89 | W2L | 11.48 | W3L |
| LOW-AVG | | | 16.10 | W2LA | 14.34 | W3LA |
| AVERAGE | 21.70 | W1A | 19.69 | W2A | 17.25 | W3A |
| AVG-GOOD | | | 25.00 | W2AG | 21.47 | W3AG |
| GOOD | 30.92 | W1G | 28.15 | W2G | 25.73 | W3G |
| EXCELLENT | 47.57 | W1E | 45.00 | W2E | 41.48 | W3E |

2009

DEVIATIONS:

Dock area

Air conditioning

Dock height foundation – Add 20% to base price per square foot

Manufacturing – Add 25% to base price per square foot

Wall height – Add or deduct 1% of base price per square foot for each foot of height variation
(average height is 14 feet)

MINI WAREHOUSE

| | CLASS 1 | Code | CLASS 2 | Code | CLASS 3 | Code |
|-----------|---------|------|---------|------|---------|------|
| LOW | 13.69 | MW1L | 12.88 | MW2L | 9.19 | MW3L |
| AVERAGE | 18.33 | MW1A | 17.23 | MW2A | 12.39 | MW3A |
| GOOD | 24.54 | MW1G | 23.04 | MW2G | 16.58 | MW3G |
| EXCELLENT | 0.00 | MW1E | 0.00 | MW2E | 22.19 | MW3E |

2009

Pictures:

R-10323 MW2A

R-9259 - MW2A